

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, February 7, 2012

8:00 P.M.

ROOM 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading Application #267, Scott Leahy, 117 Leeuwarden Road. Proposing to fill, regrade, and construct associated retaining walls along the sides and rear of the property, and perform related site development activities. The subject property is located on the west side of Leeuwarden Road, approximately 800 feet south of its intersection with Old Oak Road, and is shown on Assessor's Map #29 as Lot #122, and is in the R-1/2 Zone. *PUBLIC HEARING OPENED ON 1/10/2012. DEADLINE TO CLOSE PUBLIC HEARING IS FEBRUARY 14, 2012 UNLESS EXTENSION IS GRANTED BY APPLICANT.*

GENERAL MEETING

Amendment of Special Permit Application #195, Hoyt Street Pumping Station.
Request to install antenna onto the existing pump station

Modification of Special Permit Application #202, UCBC Bakery & Cafe, 980 Boston Post Road, CBD Zone.
Request to modify previously approved hours of operation, and request for a liquor license.

Modification of Special Permit Application #248-A, Estia's American/Ole Mole, 1020 Boston Post Road, CBD Zone.
Request for the establishment of a new restaurant in the space now occupied by Ole Mole, including a request for modified hours, and live entertainment.

Site Plan Application #280, Special Permit #268, Baywater 745 BPR, LLC, 745 Boston Post Road, DB-1 Zone.
Request to clarify the parking approval aspect of the Adopted Resolution; review and action upon the proposed combined business and medical office use of the first floor, and an informal discussion regarding possible amendment of Section 585c of the Darien Zoning Regulations.

Amendment of Business Site Plan #164-B, Normandy Darien Holdings, Darien Green, 320-330 Boston Post Road, OB Zone. Request to allow a professional use in Darien Green--an optometrist who specializes in developmental therapy for vision issues.

Informal discussion regarding Amendment of Business Site Plan #136-C/Special Permit, Dan Dolcetti, 2 Squab Lane, CBD Zone.
Discussion of request for a law office on the 1st and 2nd floor of the existing building.
Request for extension of time to commence redevelopment project (no written request made).

*Discussion, deliberation and possible decision on the following six closed public hearing matters:
(All hearings were closed on January 24, 2012 and have a decision deadline of March 29, 2012):*

Special Permit Application #60-J, Country Club of Darien, 300 Mansfield Avenue. Proposing to clear an existing area in the southwest corner of the Club property, and use it for the growing of turf and trees for future transplanting onto the golf course, and perform related site activities.

Business Site Plan #275-A/Special Permit, Phil's Grill, 340 Heights Road. Proposing to construct an addition to the existing restaurant and to perform related site development activities, and to establish additional outdoor dining, both within the Noroton Heights Shopping Center.

Subdivision Application #612, Estate of Mary C. Ewing, 203 Long Neck Point Road. Proposing to subdivide the 203 Long Neck Point Road property into two 1-acre lots.

Special Permit Application #271, David Flagg, 90 Holmes Avenue. Proposing to establish a home-based business teaching children's arts and crafts classes.

Coastal Site Plan Review #50-C, Flood Damage Prevention Application #39-C, Land Filling & Regrading Application #271, Steven K. & Lisa B. Eppley, 6 Contentment Island Road. Proposing to raise (elevate) the existing residence, garage and driveway areas, replace the swimming pool, upgrade the septic system, and perform related site development activities within regulated areas.

Coastal Site Plan Review #269, Flood Damage Prevention Application #305, Land Filling & Regrading Application #269, Francis & Catherine Gallagher, 32 Pasture Lane. Proposing to raze the existing residence and detached garage, and construct a new single-family residence with attached garage, and perform related site development activities within regulated areas.

Approval of Minutes

January 17, 2012	General Meeting
January 24, 2012	Public Hearing/General Meeting
January 31, 2012	Executive Session

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.